

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

November 18, 2021

MEMBERS PRESENT: Frank Axe, Supervisor District 4
Richard Forster, Supervisor District 2

MEMBERS ABSENT: None

STAFF PRESENT: Glenn Spitzer, Deputy County Counsel
Chuck Beatty, Planning
Michelle Opalenik, Director Environmental Health
Mary Ann Manges, Recording Secretary

OTHERS PRESENT:

Supervisor Axe called the meeting to order at 2:00 p.m.

AGENDA: Approved

CORRESPONDENCE: None

APPROVAL OF MINUTES: Approved with corrections

ITEM 1: Discussion and consideration of length of terms for Interim Management Plans - Planning

Supervisor Axe introduced the item.

Mr. Beatty provided a brief explanation of the Surface Mining and Reclamation Act (SMARA) and shared that the Interim Management Plans are required for mines that are idle in order to prevent them from being declared abandoned and to maintain public safety if they close for a period of time. IMPs have a term of up to 5 years, and can be renewed twice for a maximum overall period of 15 years. He explained that the County code for the Interim Management Plans written in 1996 and only allows one renewal because it has not been updated to align with revisions made by the State.

The Committee asked to move this onto the Board of Supervisors and to recommend that the length of terms for Interim Management Plans in the county code be amended so that it is consistent with SMARA.

ITEM 2: Discussion and consideration of the notification radius for public hearings - Planning

Supervisor Axe introduced the item.

Mr. Beatty shared that legal mail notification radius for public hearings is 300 feet from the subject parcel. He shared that most of the notification statutes were set up for urban settings

where parcels are small, and a 300 foot notice can reach 30-50 property owners. He added that most areas of Amador County have parcels that are large and that, for example, a 300 foot notice with 40 acre parcels may only reach the adjoining property owners, and in some cases, only the applicant if they own the adjoining parcels. He shared that the current GIS is set up where to go up to 2 miles. When it is required to notify 1000 people have option to provide legal notice by placing an 1/8 page ad, but sometimes people do not see them. Right now notification over 300 feet is at our discretion, but would like to have a policy in place. He stated that he found some communities that have set guidelines on how they notify based on parcel size, the subject parcel, and what type of project it is. He asked if guidelines for Amador County could be pursued.

The Committee asked for at least 2 examples of language used by other counties and to bring it back again to Land Use for discussion and consideration.

ITEM 3: Discussion and consideration of new Senate Bill 9 map expiration dates – Planning

Supervisor Axe introduced the item.

Mr. Beatty briefly explained that the new Senate Bill 9 allows the extension of subdivision maps for another year. He shared that current State law provides 24 months and also allows local governments to add another 12 months for a total of 36 months. He added that Amador County currently allows up to 36 months and explained that SB9 would allow another year for a total of 48 guaranteed months. He shared that, with extensions, a map could be extended for up to 9 years.

Discussion ensued amongst the Committee. Supervisor Forster stated that he is not that sympathetic if developers cannot get their act together and Supervisor Axe commented that he would like to leave it at 36 months.

The Committee recommended to keep map expiration dates at 36 months with no further Board of Supervisor action at this time.

The meeting was adjourned at 2:31 p.m. The next meeting date is tentatively scheduled for January 27, 2022 at 2:00 p.m.